

COMMITTEE REPORT

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Committee Report

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ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
DELEGATED

APP NO. PP/03/00670
AGENDA ITEM NO.

ADDRESS/SUBJECT OF REPORT:

Trotters
Childrenswear, 127
Kensington High
Street, London, W8
5SF

APPLICATION DATED 14/03/2003

APPLICATION REVISED

APPLICATION COMPLETE 25/03/2003

APPLICANT/AGENT ADDRESS:

Mr. Justin
Reynolds, Interior
Projects,
4 The Mews,
Moorhaven,
Ivybridge, Devon,
PL21 0XJ

CONS. AREA 8

CAPS Yes

ARTICLE '4' No

WARD QGA

LISTED BUILDING

No

HBMC DIRECTION

CONSULTED

OBJ.

SUPPORT

PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA
REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

AR.
DPI

DELEGATED

Date: 09/05/2003 13/5/03
APP NO. PP/03/00670/MINR

This application is for a class of development to be determined under powers delegated to me by the Council on 18th July, 2001 and is not a major, controversial or sensitive application nor one which a Ward Councillor has asked to be considered by Planning Services Committee.

Class - 8th Schedule development

RECOMMENDED DECISION: Grant planning permission

I hereby determine and grant this application under the powers delegated to me by the Council, subject to the condition(s) indicated below imposed for the reason(s) appearing thereunder, or for the reasons stated.

Exec. Director, Planning and Conservation

Head of Development Control

Area Planning Officer

[Handwritten signature]
12/5

[Handwritten signature]
12/5/03

[Handwritten signature]
12/5/03

ADDRESS OF SITE:
Trotters Childrenswear, 127
Kensington High Street,
London, W8 5SF

APPLICATION DATED 14/03/2003

APPLICATION COMPLETE 25/03/2003

APPLICANT/AGENT ADDRESS:
Mr. Justin Reynolds, Interior Projects,
4 The Mews,
Moorhaven,
Ivybridge, Devon,
PL21 0XJ

APPLICANT: Trotters Childrenswear Ltd.,

DELEGATED
APPROVAL
14 MAY 2003

CONS AREA Edwardes Square/Scarsdale/Abi CAPS Yes ART '4' NO WARD Queen's Gate

LISTED BUILDING No ENG. HERITAGE N/A
CONSULTED 3 OBJ. 0 SUP. 0 PET. 0

PROPOSAL: Alterations to existing shopfront and fascia.

RBK&C Drawing No(s): PP/03/00670
Applicant's Drawing No(s) 105_Trot_OS; 105_Trot_shopfront; Existing Photographs (received 20.3.03)

CONDITIONS AND REASONS FOR THEIR IMPOSITION

1. **The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (C001)**
Reason - As required by Section 91 of the Town and Country Planning Act 1990, to avoid the accumulation of unexercised Planning Permissions. (R001)

2. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)

3. **Full particulars of the following shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced, and the development shall not be carried out otherwise than in accordance with the details so approved:**

(a) the proposed finish for the framework of the shopfront

(C013)
Reason - The particulars reserved are considered to be material to the acceptability of the development, and the Local Planning Authority wishes to ensure that the details of the development are satisfactory. (R013)

INFORMATIVES

1. I09

2. I10

3. I21

4. You are advised that a number of relevant policies of the Unitary Development Plan were used in the determination of this case, in particular, Policies CD27, CD50, CD57, CD61, CD62 and CD71 (I51)

1.0 THE PROPOSAL

- 1.1 Planning permission is being sought for alterations to the existing shopfront and fascia level signage to the retail unit.

2.0 PLANNING CONSIDERATIONS

- 2.1 The main considerations in this case relate to the impact which the proposal will have upon the appearance of the building itself as well as the surrounding street scape. The relevant policies are contained in the 'Conservation and Design' chapter of the Unitary Development Plan with Policies CD27, CD50, CD57, CD61, CD62 and CD71 being of particular relevance in the determination of this application.
- 2.2 It is proposed to clad the shopfront surround (i.e. piers, fascia and stall risers) in limestone and to refinish the existing shopfront framework to improve its appearance. New armour plate glass doors are to be fitted although the basic appearance and proportions of the shopfront will not alter. The main alterations relate to the fascia and general signage for the shop unit: the fascia will feature the name of the company only and it is proposed to located the company logo (a flying pig) on the glazed panel above the door. It is also proposed to introduce an internally illuminated projecting sign at fascia level. The proposed signage for the shop unit form the subject of a separate application for Control of Advertisement Consent (ref.CA/03/721).
- 2.3 The proposed alterations to the shopfront are considered acceptable in terms of their impact upon the appearance of the building itself and will be in-keeping with the surrounding street scape along this part of the high street. It is also considered that the proposed alterations will both preserve and enhance the appearance of the surrounding conservation area. The proposal is, therefore, considered to comply with the Council's policies, in particular, Policies CD27, CD50, CD57, CD61, CD62 and CD71.

3.0 PUBLIC CONSULTATION

- 3.1 Two properties were notified of this application and, to date, no response has been received from either address.

4.0 RECOMMENDATION

- 4.1 Grant planning permission.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION

Background Papers

The contents of file PP/03/00670 save for exempt or confidential information in accordance with the Local Government (Access to Information) Act 1985.

Report Prepared By: ER
Report Approved By: PK/MJF *hans*
Date Report Approved: *12/5/03*